

JOSEPH G. MULLINS, GRANTOR

TO

**WARRANTY DEED**

EUGENE P. "BAYNE" O'GRADY and  
CLAUDINE "CELE" O'GRADY, GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, JOSEPH G. MULLINS, does hereby sell, convey, and warrant unto the Grantees, EUGENE P. "BAYNE" O'GRADY, and Wife, CLAUDINE "CELE" O'GRADY, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

The East half of the Southeast Quarter of the Southeast Quarter of Section 21, Township 3 South, Range 9 West, containing 20 acres, more or less, in DeSoto County, Mississippi.

LESS AND EXCEPT a right of way conveyed to DeSoto County, Mississippi described as follows:

Beginning at the southeast corner of Section 21, Township 3 South, Range 9 West; thence west along south line said Section to a point 45 feet west of center of Eudora-Cub Lake Road; thence north and parallel to center said road 1,320 feet, more or less, to north line of the Freddie White tract; thence east along said north line to east line said Section 21; thence south along said section line to the point of beginning together with a 30 foot road right of way already deeded to DeSoto County, meaning to describe a 45 foot right of way west of the centerline of Eudora-Cub Lake Road.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect and rights of way and easements for public roads including the right of way granted to DeSoto County, Mississippi, by Thomas D. Rahm and wife by Easement recorded in Deed Book 180, Page 397, in the Office of the Chancery Clerk of DeSoto County, Mississippi, flowage, including the perpetual flowage easement to the United States of America recorded in Deed Book 31, Page 66 and Deed Book 31, Page 166, in the Office of the Chancery Clerk of DeSoto County,

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Mississippi, and utilities and any mineral or mineral rights, including oil and gas, leased, granted or retained by current or prior owners. Taxes for the year 2005 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession is to be given at closing.

EXECUTED this the 25 day of April, 2005.

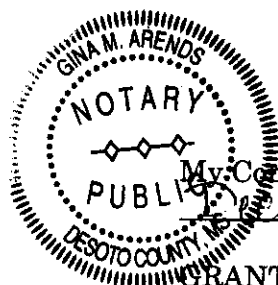
*Joseph G. Mullins*  
JOSEPH G. MULLINS  
GRANTORS

STATE OF MISSISSIPPI  
COUNTY OF DeSOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named JOSEPH G. MULLINS, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 25 day of April, 2005

*Gina M. Arends*  
Notary Public



My Commission Expires: APR 18, 2006

GRANTOR'S ADDRESS: 2766 Kelly Rd., Hernando, MS 38632  
Home #: (662) 429-~~3346~~<sub>0125</sub> Bus #: ( ) NA

GRANTEE'S ADDRESS: 5461 Koko Reef Dr., Hernando, MS 38632  
Home #: (662) 449-0458 Bus #: (901) 378-2353

Prepared by:  
Walker, Brown & Brown, P. A.  
P. O. Box 276  
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Hernando, MS 38632  
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